130.0	0001	0006.C	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	979,300 /	979,300
					USE VALUE:	979,300 /	979,300
					ASSESSED:	979,300 /	979,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		ACADEMY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELLISON JAMES
Owner 2:	MCHUGH KATHERINE
Owner 3:	
Street 1:	34 ACADEMY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ELLISON JAMES -
Owner 2:	-
Street 1:	34 ACADEMY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Clapboard Exterior and 2480 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7251.000	405,500		573,800	979,300
Total Card	0.166	405,500		573,800	979,300
Total Parcel	0.166	405,500		573,800	979,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.82 /Parcel: 394.82

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 83965

GIS Ref

GIS Ref

Insp Date 08/22/16

!10161!

PREVIOUS ASSESSMENT

Parcel ID 130.0-0001-0006.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	405,500	0	7,251.	573,800	979,300		Year end	12/23/2021
2021	101	FV	391,900	0	7,251.	573,800	965,700		Year End Roll	12/10/2020
2020	101	FV	391,900	0	7,251.	573,800	965,700	965,700	Year End Roll	12/18/2019
2019	101	FV	307,100	0	7,251.	605,700	912,800	912,800	Year End Roll	1/3/2019
2018	101	FV	307,100	0	7,251.	446,300	753,400	753,400	Year End Roll	12/20/2017
2017	101	FV	307,100	0	7,251.	427,100	734,200	734,200	Year End Roll	1/3/2017
2016	101	FV	279,600	0	7,251.	395,300	674,900	674,900	Year End	1/4/2016
2015	101	FV	262,600	0	7,251.	331,500	594,100	594,100	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10161

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELLISON JAMES,	78488-92	1	8/17/2021	Convenience	10	No	No		
JAMES ANDREW W-	62072-539		6/21/2013	Change>Sale	500,000	No	No		
	14038-182		8/1/1980		86,900	No	No		Y

PRINT

Date	Time
12/30/21	10:13:15

LAST REV

Date	Time
09/13/21	12:55:23
mmcmakin	

USER DEFINED

Prior Id # 1:	83965
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2014	892	Siding	25,000					
6/19/2014	698	New Wind	15,000					
5/22/2014	533	Wood Dec	35,000					
4/11/2014	338	Inter Fi	185,000					
11/7/2013	1644	Manual	3,000	O				
10/16/2013	1537	Manual	30,000	C				
9/10/2013	1348	Manual	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/22/2016	Meas/Inspect	DGM	D Mann
7/28/2014	External Ins	PC	PHIL C
6/26/2014	Info Fm Prmt	PC	PHIL C
6/19/2014	External Ins	PC	PHIL C
5/14/2014	External Ins	PC	PHIL C
1/29/2014	Info Fm Prmt	EMK	Ellen K
11/12/2008	Meas/Inspect	355	PATRIOT
11/9/1999	Meas/Inspect	243	PATRIOT
8/3/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7251		Sq. Ft.	Site		0	90.	0.88	10									573,777						573,800	

Total AC/HA:	0.16646	Total SF/SM:	7251	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	573,777	Spl Credit		Total:	573,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.21089745
Const Adj.:	0.99989998
Adj $ / SQ:	133.185
Other Features:	100370
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454634
Depreciation:	49100
Depreciated Total:	405534

COMMENTS

work is on going as of june 2014.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

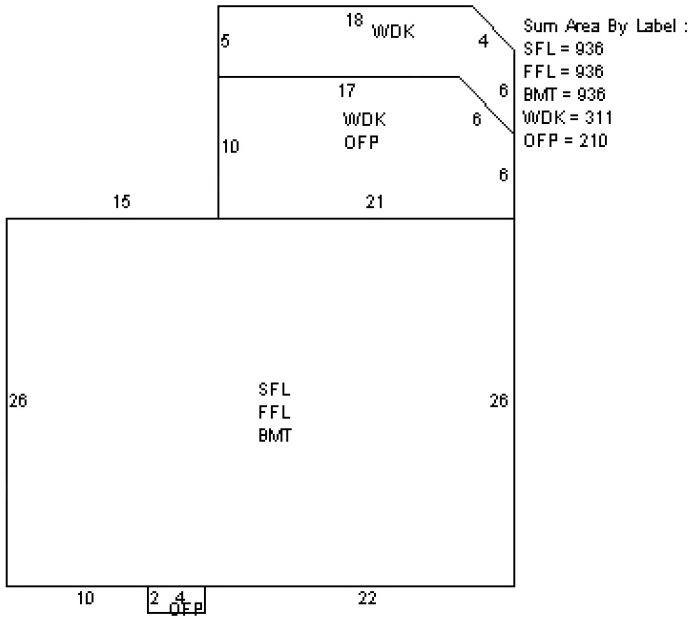
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.50
Special Features:	0	Val/Su Net:	121.81
Final Total:	405500	Val/Su SzAd	216.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	59.430	55,630
FFL	First Floor	936	133.190	124,662
SFL	Second Floor	936	133.190	124,662
WDK	Deck	311	9.210	2,866
OFP	Open Porch	210	24.350	5,114

Net Sketched Area:	3,329			Total:	312,934
Size Ad	1872	Gross Area	3329	FinArea	2480

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	65		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

130.0-0001-0006.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	